

THAT, WHEREAS, heretofore, on to-wit, James N. Carroll and wife, Betty L. Carroll, executed a certain mortgage on property hereinafter described to Citizens Bank of Fayette, which said mortgage is recorded in the Probate Office of Shelby County, Alabama, in Instrument Number 1998-16971; and

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns were authorized and empowered in the event of default, according to the terms thereof, and in accordance with the Order of the Circuit Court of Shelby County, Alabama, dated July 3, 2019, in Case 58-CV-2018-900426.00, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale by mail and in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute the proper conveyance to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same Citizens Bank of Fayette did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of foreclosure of said mortgage by mail and by publication in the Shelby County reporter a newspaper of general circulation, published in Shelby County, Alabama, in its issues of January 3, 2021, January 10, 2021, and January 17, 2021; and

WHEREAS, on the 27<sup>th</sup> day of January 2021, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and W. Marcus Brakefield as Attorney-in-Fact for the said Citizens Bank of Fayette did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS W. Marcus Brakefield was the Auctioneer who conducted said foreclosure sale for the said Citizens Bank of Fayette; and

WHEREAS the said Citizens Bank of Fayette was the highest bidder in the amount of Three Hundred Forty-Five Thousand and No/100 (\$345,000.00) Dollars, which sum of money Citizens Bank of Fayette offered to apply to the costs of foreclosure and credit the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to Citizens Bank of Fayette.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and of a credit in the amount of Three Hundred Forty-Five Thousand and No/100 (\$345,000.00) Dollars, on the indebtedness secured by said mortgage, the said James N. Carroll and wife, Betty L. Carroll, and Citizens Bank of Fayette by and through W. Marcus Brakefield, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and as Auctioneer does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Citizens Bank of Fayette the following described property situated in Shelby County, Alabama, AS IS, WHERE IS, to-wit:

Lot 58, Block 2, according to the Survey of Norwick Forest, Third Sector, First Phase, as recorded in Map Book 18 page 15 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lot 33, Block 4, according to the Survey of Norwick Forest, Third Sector, First Phase, as recorded in Map Book 18 page 15 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lot 38, Block 4, according to the Survey of Norwich Forest, Third Sector, First Phase, as recorded in

Map Book 18 page 15 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lot 39, Block 4, according to the Survey of Norwick Forest, Third Sector, First Phase, as recorded in Map Book 18 page 15 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lot 40, Block 4, according to the Survey of Norwick Forest, Third Sector, First Phase, as recorded in Map Book 18 page 15 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lot 43, Block 3, according to the Survey of Norwick Forest, Second Sector, as recorded in Map Book 13 page 23 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lot 45, Block 3, according to the Survey of Norwick Forest, Second Sector, as recorded in Map Book 13 page 23 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lot 47, Block 3, according to the Survey of Norwick Forest, Second Sector, as recorded in Map Book 13 page 23 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lot 6, Block 1, according to the Survey of Norwick Forest, First Sector, as recorded in Map Book 11 page 63 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described. subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above-described property.

TO HAVE AND TO HOLD the above-described property unto the said Citizens Bank of Fayette, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.

IN WITNESS WHEREOF, the said James N. Carroll and wife, Betty L. Carroll and Citizens Bank of Fayette have caused this instrument to be executed by and through W. Marcus Brakefield, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, has hereto set his hand and seal on this the 27<sup>th</sup> day of January 2021.

James N. Carroll and wife, Betty L. Carroll

BY:

W. Marcus Brakefield  
Attorney-in-Fact

Citizens Bank of Fayette

BY:

W. Marcus Brakefield as Attorney-In-Fact and Agent

W. Marcus Brakefield as the Auctioneer  
and person making said sale.

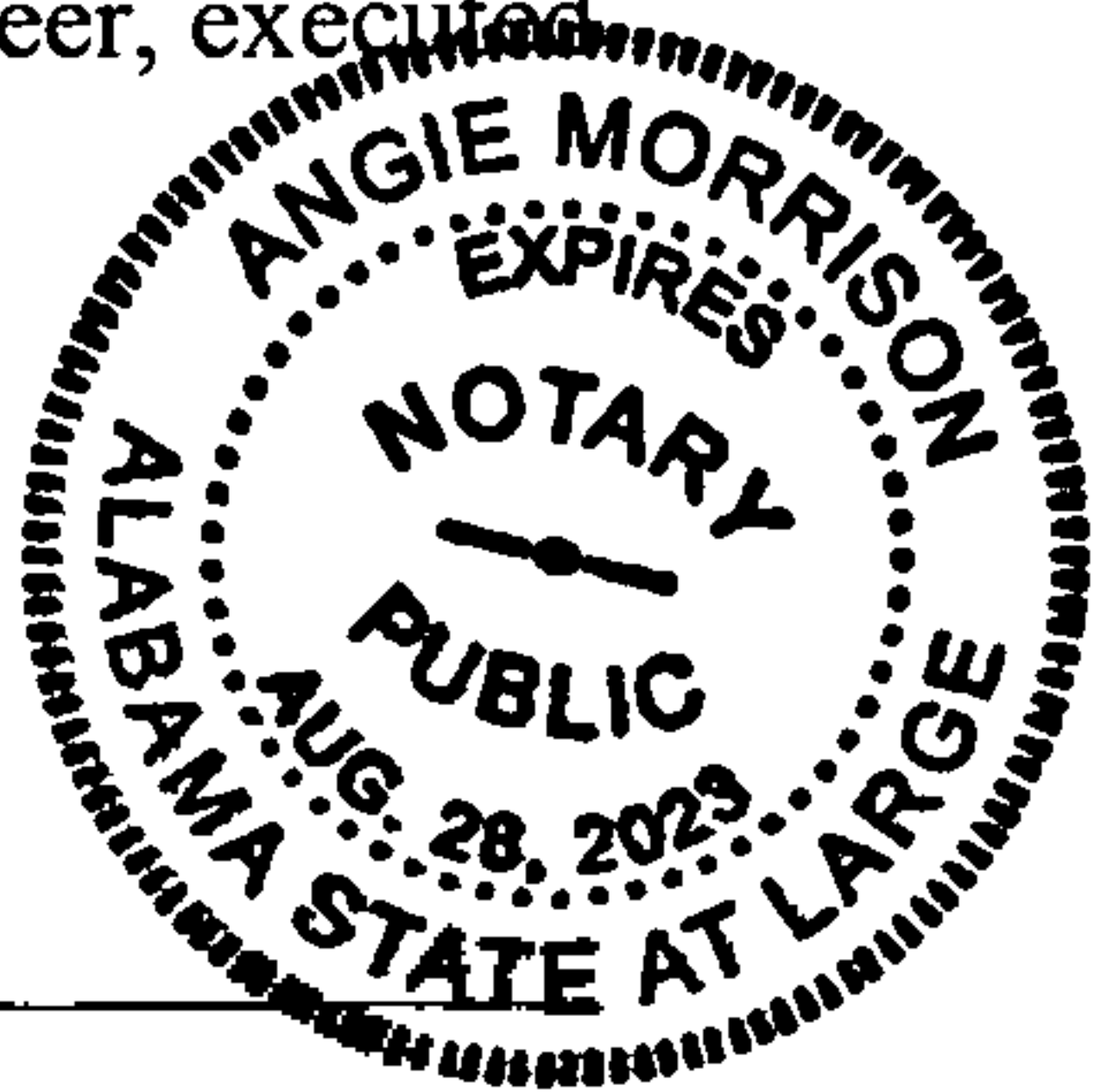
[Acknowledgement Follows on The Next Page]

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that W. Marcus Brakefield whose name as Attorney-in-Fact for James N. Carroll and wife, Betty L. Carroll, whose name as Attorney-in-Fact and agent for Citizens Bank of Fayette, and whose name as Auctioneer and person making said sale, is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day, that, being informed of the contents of the conveyance, he, in his capacity as such Attorney-in-Fact, agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 27<sup>th</sup> day of January 2021.

*Angie Morrison*

Notary Public in and for the State of  
Alabama at Large  
My Commission Expires: \_\_\_\_\_



THIS INSTRUMENT PREPARED BY:  
W. Marcus Brakefield, Esq.  
HUBBARD, McILWAIN & BRAKEFIELD, P.C.  
Attorneys at Law  
808 Lurleen Wallace Boulevard  
Post Office Box 2427  
Tuscaloosa, Alabama 35403  
(205) 345-6789  
File No. 41000.0166

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Citizens Bank of Fayette  
 Mailing Address P.O. Box 706  
Fayette, AL 35555

Grantee's Name Citizens Bank of Fayette  
 Mailing Address P.O. Box 706  
Fayette, AL 35555

Property Address

Lot 58, Block 2, Lot 33, Block 4, Lot 38, Block 4 Lot 39, Block 4,  
 Lot 40, Block 4, Norwick Forest, 3rd sec, Lot 43, Block 3  
 Lot 45, Block 3, Lot 47, Block 3, Norwick Forest, 2nd sec,  
 and Lot 6, Block 1, Norwick Forest, 1st sec

Date of Sale 1/27/2021Total Purchase Price \$ 345,000.00

or

Actual Value

\$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Foreclosure Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1/27/2021Print W. Marcus Brakefield

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Attys for Citizens Bank of Fayette .0166 Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/27/2021 03:56:28 PM  
 \$32.00 CHERRY  
 20210127000046590

*Allen S. Bayl*